

EXHIBIT “B”

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March 3, 2021

Ms. Elizabeth A. Cunningham
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Ms. Kristy Black
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Ms. Erin Jones
Jones, Murray & Beatty, LP
Attorney for Royce J. Hassell
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Re: 6417 Buffalo Speedway, Houston, Texas

This letter is to state the payoff balance on the loans of Elbar Investments, Inc. which are secured by deeds of trust upon the above referenced property:

The payoff balance of principal including interest on March 10, 2021 is \$981,289.36.

The per diem interest after March 10, 2021 is an additional \$151.75 per day.

Wiring Instructions:

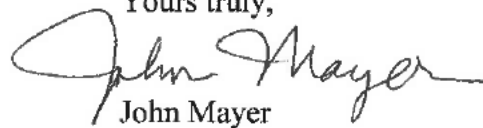
Bank Name: Regions Bank

ABA/Routing Number: 062005690

Account Name: Elbar Investments, Inc. Escrow Account

Account Number:

Account Address: 12520 Al Westheimer Rd # 251, Houston, TX 77077

Yours truly,

John Mayer

JM:jm